

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

[www.zoopla.co.uk](http://www.zoopla.co.uk)

### PROPERTY FOR SALE

### 14 CRESCENT STREET, GRIMSBY

**PURCHASE PRICE £79,500 NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£79,500

#### TENURE

We understand the property to be Freehold, but this is to be confirmed by the solicitors



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 14 CRESCENT STREET, GRIMSBY

Situated just a short walk from the shopping centre and all the essential amenities of Grimsby. This three bedroom mid terrace house has been really nicely kept. The bathroom is upstairs and the bedrooms, downstairs there are 2/3 receptions rooms and the kitchen which could do with a little update. The property benefits from uPVC doubling glazing and gas fired central heating, gardens to the both front and back.

### ENTRANCE HALL

There is a uPVC double glazed front door to the hallway, laminate floor here and a plate rack above, meter cabinet, storage cupboard with coat hooks under the stairs.



### LOUNGE

13'3 into the bay x 10'2 (4.04m into the bay x 3.10m)

This room is to the front with a uPVC double glazed window, there is a walk in bay window, central heating radiator and a laminate floor.





## 14 CRESCENT STREET, GRIMSBY

### **SITTING ROOM**

13'7 x 12 (4.14m x 3.66m )

With coving to the ceiling and a uPVC double glazed window. A pebble effect gas fire to the mantle within the chimney breast. A central heating radiator, a nice room and it then opens into the dining room.



### **DINING ROOM**

14 x 8 (4.27m x 2.44m)

With a chimney breast which is ornamental now, a central heating radiator and a useful cupboard to the side. A uPVC double glazed window to the side, a uPVC double glazed door to the garden path.



### **KITCHEN**

9 x 8 (2.74m x 2.44m )

The kitchen with fitted base units, worktops, plumbing for a washing machine and dishwasher and stainless steel sink unit. The walls are part tongued and grooved and part tiled, there is a uPVC double glazed window to the side. Up the stairs which come off the sitting room to the landing, there is a loft entrance here.



## 14 CRESCENT STREET, GRIMSBY

### **BEDROOM 1**

13'6 x 11'4 (4.11m x 3.45m)

To the front with a uPVC and double glazed window, there is a central heating radiator, a cupboard over the stairs and then a separate cupboard for the Worcester Bosch combi central heating boiler.



### **BEDROOM 2**

12 x 10'7 (3.66m x 3.23m)

This bedroom with a central heating radiator and a uPVC double glazed window.



### **BATHROOM**

The bathroom is off the rear landing with a white suite, a plumbed Mira shower over the bath, a close coupled WC and a pedestal wash hand basin. A uPVC double glazed obscure window, the room nicely tiled, a central heating radiator.





## 14 CRESCENT STREET, GRIMSBY

### **BEDROOM 3**

8 x 6'8 (2.44m x 2.03m)

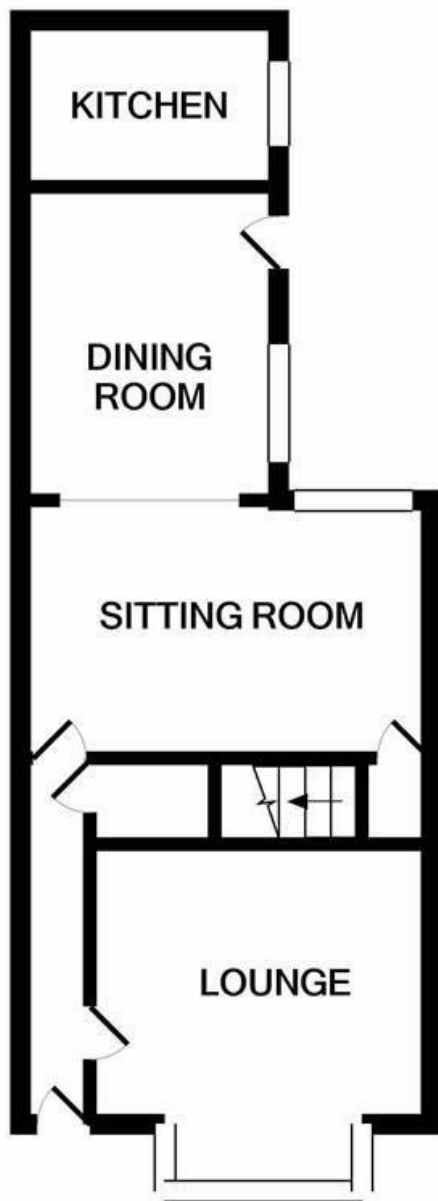
At the back of the property a uPVC double glazed window and a central heating radiator.



### **GARDENS**

The front garden is walled and tidy, the back garden is lawned with a patio and walled, it is also gated.





GROUND FLOOR



1ST FLOOR


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland